

test PDF Combine only

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1925
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	40.0%

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.84736896
Adj \$ / SQ:	46.775
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	169647
Depreciation:	67859
Depreciated Total:	101788

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

SKETCH

44

80

FFL
(3520)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,520	46.770	164,64
Net Sketched Area:		3,520	Total:	164,64
Size Ad	3520	Gross Area	3520	FinArea 3520

SUB AREA DETAIL

[illegible]

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	ARLINGTON COAL & LUMBER CO				
Owner 2:					
Owner 3:					
Street 1:	41 PARK AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 2.279 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 3520 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	101,800			101,800
Total Card	0.000	101,800			101,800
Total Parcel	2.279	591,400	22,700	3,077,300	3,691,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:			28.92 /Parcel: 189.9

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

ARLINGTON

APPRAISED:

Total Card /	Total Parcel
181,800 /	8,601,100

USE VALUE:

101,800 / 3,691,400

ASSESSED:

101,800 / 3,691,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	39531
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

test PDF Combine only

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wal	5 - Minumul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	40%

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.84736896
Adj \$ / SQ:	46.775
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	169647
Depreciation:	67859
Depreciated Total:	101788

COMMENTS

[illegible]**RESIDENTIAL GRID**

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

[illegible]

SKETCH

44

80

FFL
(3520)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	3,520	46.770	164,64	
Net Sketched Area:		3,520	Total:	164,64	
Size Ad	3520	Gross Area	3520	FinArea	3520

SUB AREA DETAIL

[illegible]

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ARLINGTON COAL & LUMBER CO			
Owner 2:				
Owner 3:				
Street 1:	41 PARK AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 2,279 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Correg Steel Exterior and 3200 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	97,800			97,800
Total Card	0.000	97,800			97,800
Total Parcel	2.279	591,400	22,700	3,077,300	3,691,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			30.56	/Parcel: 189.9

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign: VERIFICATION OF VISIT NOT DATA / /

APPAISED:	97,800 /	3,691,400
USE VALUE:	97,800 /	3,691,400
ASSESSED:	97,800 /	3,691,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	39531
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/30/21	01:50:42

LAST REV

Date	Time
10/09/19	15:10:13

apro
5227

5

test PDF Combine only

Type: 43 - Warehouse			
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1925
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	40%

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.82989740
Adj \$ / SQ:	45.810
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	162931
Depreciation:	65172
Depreciated Total:	97759

COMMENTS

[illegible]**RESIDENTIAL GRID**

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

SKETCH

16	40
UCN (1280)	FFL (3200)
80	

12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	3,200	45.810	146,59	
UCN	Canopy	1,280	8.860	11,33	
Net Sketched Area:		4,480	Total:	157,93	
Size Ad	3200	Gross Area	4480	FinArea	3200

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
8						
1						
0						

IMAGE

AssessPro Patriot Properties, Inc



PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ARLINGTON COAL & LUMBER CO			
Owner 2:				
Owner 3:				
Street 1:	41 PARK AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 2,279 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Correg Steel Exterior and 3200 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 313	Lumber	Prime NB Desc	COMM AVG	Total:	Spl Credit	Total:
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	97,800			97,800
Total Card	0.000	97,800			97,800
Total Parcel	2.279	591,400	22,700	3,077,300	3,691,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:			30.56 /Parcel: 189.9

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign: VERIFICATION OF VISIT NOT DATA / /

APPRAISED:	97,800 /	3,691,400
USE VALUE:	97,800 /	3,691,400
ASSESSED:	97,800 /	3,691,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	01:50:42

LAST REV

Date	Time
10/09/19	15:10:13

apro

5227

PAT ACCT.

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

test PDF Combine only

GENERAL INFORMATION			
Grade: C - Average			
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicth:		Fact:	
Const Mod:			
Lump Sum Adj:			

Grade: C - Average	
Year Blt:	1925
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

MOBILE HOME Make:

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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OTHER FEATURES		
Kits:	1	Rating: Average
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	40.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	40.0%

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.82989740
Adj \$ / SQ:	45.810
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	162931
Depreciation:	65172
Depreciated Total:	97759

8

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0		BRs: 0		Baths:		HB						

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

[illegible]

COMPARABLE SALES				
	Parcel ID	Typ	Date	Sale Price
Av/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	45.81	
Special Features:	0	Val/Su Net:	21.83	
Final Total:	97800	Val/Su SzAd	30.56	

	16	40
	UCN (1280)	FFL (3200)
	80	

Code	Description	Area - SQ	Rate - AV	Un depr Value	
FFL	First Floor	3,200	45.810	146,593	
UCN	Canopy	1,280	8.860	11,338	
Net Sketched Area:		4,480	Total:	157,931	
Size Ad	3200	Gross Area	4480	FinArea	3200

[illegible]

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ARLINGTON COAL & LUMBER CO			
Owner 2:				
Owner 3:				
Street 1:	41 PARK AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 2.279 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 5700 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	156,300			156,300
Total Card	0.000	156,300			156,300
Total Parcel	2.279	591,400	22,700	3,077,300	3,691,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		27.42	/Parcel: 189.9

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____

USER DEFINED

	Prior Id # 1:	39531
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
0	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



Patriot
Properties Inc.

test PDF Combine only

Type: 43 - Warehouse			
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	19 - Texture 111		30%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	5 - Minimal		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood		25 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	Rating:	
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40
Functional:		
Economic:		
Special:		
Override:		
	Total:	40

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.82796919
Adj \$ / SQ:	45.704
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260512
Depreciation:	104205
Depreciated Total:	156307

COMMENTS

	1900.	10

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB		

REMODELING

		Exterior:	
		Interior:	
		Additions:	
0.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
0	%	General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	45.70	
Special Features:	0	Val/Su Net:	27.42	
Final Total:	156300	Val/Su SzAd	27.42	

SKETCH

	20	FFL (1000)
50	SFL FFL (1100)	50
	22	50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,600	45.700	210,238
SFL	Second Floor	1,100	45.700	50,274
Net Sketched Area:		5,700	Total:	260,512
Size Ad	5700 Gross Area	5700	FinArea	5700

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
38						
74						
12						
00						

IMAGE



EXTERIOR INFORMATION

Type: 43 - Warehouse
Sty Ht: 2 - 2 Story
(Liv) Units: 1 Total: 5
Foundation: 3 - BrickorStone
Frame: 1 - Wood
Prime Wall: 21 - Conc. Block
Sec Wall: 19 - Texture 111 30 %
Roof Struct: 1 - Gable
Roof Cover: 1 - Asphalt Shgl
Color: RED
View / Desir:

GENERAL INFORMATION

Grade: C - Average
Year Blt: 1925 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: 14
Prim Int Wal: 5 - Minimul
Sec Int Wall:
Partition: T - Typical
Prim Floors: 12 - Concrete
Sec Floors: 2 - Softwood 25 %
Bsmnt Flr:
Subfloor:
Bsmnt Gar:
Electric: 3 - Typical
Insulation: 2 - Typical
Int vs Ext: S
Heat Fuel: 5 - None
Heat Type: 8 - None
Heat Sys: 1
% Heated: 100 % AC:
Solar HW: NO Central Vac: NO
% Com Wal: % Sprinkled: 0

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

BATH FEATURES

Full Bath: Rating:
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth: Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

DEPRECIATION

Phys Cond: AV - Average 40 %
Functional: %
Economic: %
Special: %
Override: %
Total: 40 %

CALC SUMMARY

Basic \$ / SQ: 48.00
Size Adj.: 1.14999998
Const Adj.: 0.82796919
Adj \$ / SQ: 45.704
Other Features: 0
Grade Factor: 1.00
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 260512
Depreciation: 104205
Depreciated Total: 156307

COMMENTS

1900.
12

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMs: 0 BRs: 0 Baths: HB

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

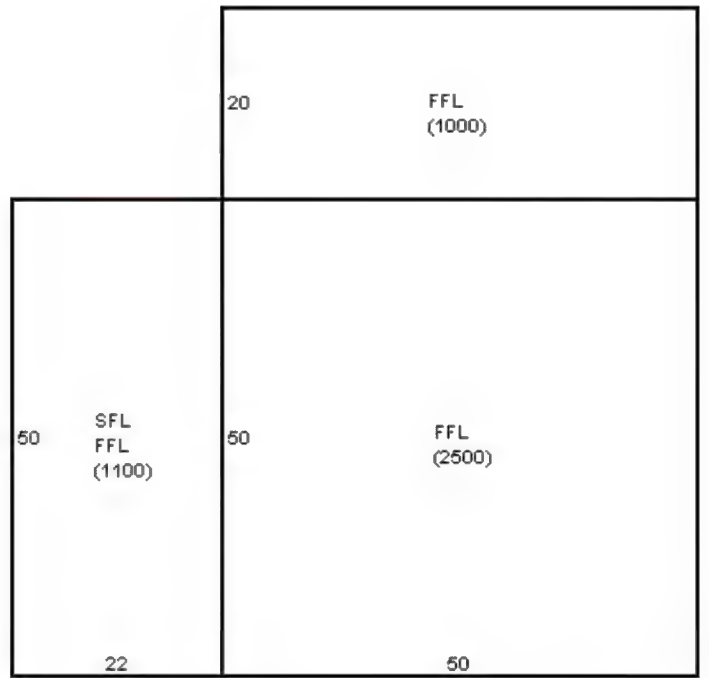
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

WtAv\$/SQ: AvRate: Ind.Val
Juris. Factor: 1.00 Before Dep: 45.70
Special Features: 0 Val/Su Net: 27.42
Final Total: 156300 Val/Su SzAd 27.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,600	45.700	210,238
SFL	Second Floor	1,100	45.700	50,274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
----------	--------	---------	--------	----	-------

Net Sketched Area: 5,700 Total: 260,512
Size Ad: 5700 Gross Area: 5700 FinArea: 5700

IMAGE

AssessPro Patriot Properties, Inc



More: N
Total Yard Items:
Total Special Features:
Total:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARLINGTON COAL & LUMBER CO

Owner 2:

Owner 3:

Street 1: 41 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 2.279 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Brick Veneer Exterior and 780 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
------	------------	--------	----------

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		0		0 Sq. Ft.	Site		0	0.	0.00	CA																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	12,300			12,300

Total Card	0.000	12,300			12,300
Total Parcel	2.279	591,400	22,700	3,077,300	3,691,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	15.77	/Parcel:	189.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
--------	-----	-----	------------	-----------	-----------	------------	-------------	---------------	-------	------

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
---------	-----------	------	------	-----------	------------	---	-----	-------	-------

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
------	--------	---------	--------	-----	------------	----------	------------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign:

_____/_____/_____



USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

test PDF Combine only

GENERAL INFORMATION

INTERIOR INFORMATION

MOBILE HOME Make:

SPEC FEATURES/YARD ITEMS

More: N Total Yard Items: Total Special Features: Total:

OTHER FEATURES

CONDO INFORMATION

DEPRECIATION

CALC SUMMARY

COMPARABLE SALES

WtAv\$/SQ:	AvRate:	Ind.Val
------------	---------	---------

Juris. Factor:	1.00	Before Depr:	34.86
Special Features:	0	Val/Su Net:	15.77

Final Total:	12300	Val/Su SzAd	15.77
--------------	-------	-------------	-------

Serial # _____ Year: _____

Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode
-------	-----	-----	-----	------	-------	------------	-------

16

Total Special Features:

RESIDENTIAL GRID

REMODELING

RES BREAKDOWN

[illegible]

26

30

FFL
(780)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	47.760	37,25

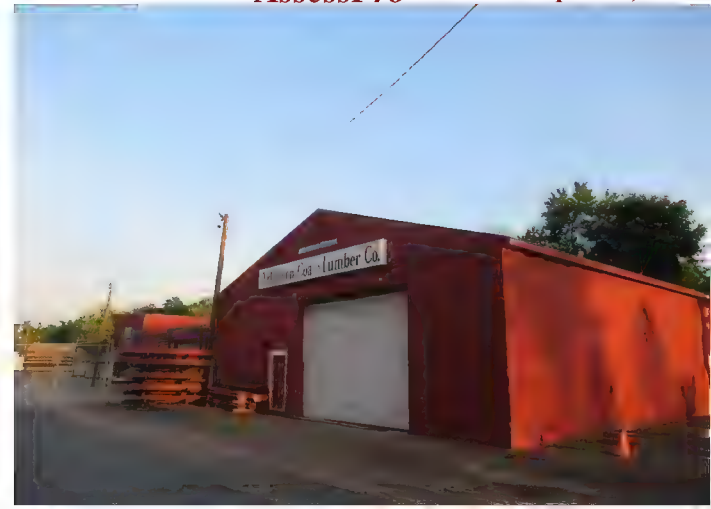
SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:		780	Total:		37,25
Size Ad	780	Gross Area	780	FinArea	780

IMAGE

AssessPro Patriot Properties, Inc



test PDF Combine only

Type: 43 - Warehouse			
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	5
Foundation:	3 - BrckrStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	19 - Texture 111	25%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal:	5 - Minimul		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	12 - Concrete	30	%
Bsmnt Fir:	12 - Concrete		

Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	20000	A	AV	1975	1.75	T	35.2	313			22,700			22,700

More: N	Total Yard Items:	22,700	Total Special Features:		Total:	22,700
---------	-------------------	--------	-------------------------	--	--------	--------

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40
Functional:		
Economic:		
Special:		
Override:		
	Total:	40

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.88624233
Adj \$ / SQ:	48.921
Other Features:	14559
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372004
Depreciation:	148802
Depreciated Total:	223202

COMMENTS

	ARLINGTON COAL AND LUMBER.	18

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB 3			

REMODELING

		Exterior:
		Interior:
0.	%	Additions:
	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
0	%	General:

RES BREAKDOWN

[illegible]

SKETCH

26	38	SFL FFL (988)
56		SFL FFL BMT (2128)

12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	3,116	55.770	173,770	
SFL	Second Floor	3,116	48.920	152,430	
BMT	Basement	2,128	14.680	31,230	
Net Sketched Area:		8,360	Total:	357,440	
Size Ad	6232	Gross Area	8360	FinArea	6232

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
78						
37	FFL	100	OFC	70		
31						
46						
32						

IMAGE

AssessPro Patriot Properties, Inc



18

test PDF Combine only

Type: 43 - Warehouse			
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	5
Foundation:	3 - BrckrStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	19 - Texture 111	25%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal:	5 - Minimul		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	12 - Concrete	30	%
Bsmnt Fir:	12 - Concrete		

Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	20000	A	AV	1975	1.75	T	35.2	313			22,700			22,700

More: N	Total Yard Items:	22,700	Total Special Features:		Total:	22,700
---------	-------------------	--------	-------------------------	--	--------	--------

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	Total:	40.0

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.88624233
Adj \$ / SQ:	48.921
Other Features:	14559
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372004
Depreciation:	148802
Depreciated Total:	223202

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB: 3			

REMODELING

		Exterior:
		Interior:
0.	%	Additions:
	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
0	%	General:

RES BREAKDOWN

[illegible]

SKETCH

26	38 SFL FFL (988)
56	SFL FFL BMT (2128)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,116	55.770	173,770
SFL	Second Floor	3,116	48.920	152,430
BMT	Basement	2,128	14.680	31,230
Net Sketched Area:		8,360	Total:	357,440
Size Ad	6232	Gross Area	8360	FinArea
				6232

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
78						
37	FFL	100	OFC	70		
31						
46						
32						

IMAGE

AssessPro Patriot Properties, Inc

